



**CITY OF SOMERVILLE, MASSACHUSETTS**  
***MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT***  
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MICHAEL A. CAPUANO, ESQ.  
REBECCA LYN COOPER  
GERARD AMARAL, *ALT.*

November 10, 2016

The Honorable Board of Aldermen  
City Hall  
93 Highland Avenue  
Somerville, MA 02143

Re: Zoning amendment to the Zoning Ordinance to create a new CCD-55 Commercial subdistrict, a new CCD-45 Commercial subdistrict, a new Section 5.8 Coordinated Development Special Permit, a new Section 6.7 Union Square Overlay District and to make related changes to Article 5 and the Zoning Map.

Dear Honorable Board of Aldermen:

In keeping with its lawful responsibilities, the Planning Board submits to your Honorable Board its recommendation on the proposed Union Square zoning amendment.

On October 18, 2016, at 6:00 p.m. the Planning Board and Land Use Committee of the Board of Aldermen jointly held a duly advertised public hearing in the Aldermanic Chambers in City Hall. The purpose of the hearing was to solicit public comments on the proposed amendment and to evaluate the amendment in the context of testimony received and information provided by the Planning Staff at the hearing.

**PUBLIC HEARING**

At the public hearing on October 18, 2016, George Proakis, Director of Planning introduced the ordinance. He spoke about the purpose of the zoning and the implementation of the Union Square Neighborhood Plan.

Public comment at the hearing was varied, with some speakers expressing support and others having specific questions or concerns about a number of topics.

The Planning Board left the public hearing open for written comments until October 28, 2016.

#### FOLLOW UP MEETING

After the public hearing was closed, the Planning Board held a public meeting to discuss the amendment on November 3, 2016. Planning Division staff provided an update on public comments. Staff also shared with the Board the presentations and discussions that occurred at the follow-up Land Use Committee meetings on October 25, 2016 and November 1, 2016. Planning Staff presented a proposed set of amendments to the ordinance to incorporate many of the public comments that were received at or after the October 18, 2016.

After further discussing the ordinance, the Planning Board made a recommendation for the Land Use Committee to consider in their deliberations.

#### RECOMMENDATION

Following due consideration, Kevin Prior made a motion to **RECOOMEND ACCEPTANCE AND ADOPTION OF THE PROPOSAL, AS AMENDED BY THE PLANNING STAFF IN RESPONSE TO PUBLIC COMMENT.**

The Board also recommended that the Land Use Committee and Planning Staff **DETERMINE THE VIABILITY OF INCREASING THE CIVIC SPACE REQUIREMENT FOR THE DISTRICT ABOVE 15%.**

Michael A Capuano seconded the motion

The motion carried 5-0.

Sincerely,



Kevin Prior  
Chair